

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1809 WEST ANDERSON LANE, UNIT 1 IN THE CRESTVIEW/WOOTEN COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district on the property described in Zoning Case No. C14-2020-0043, on file at the Planning and Zoning Department, as follows:

804 square feet out of Lot 9A, Resubdivision of Lot 9, Block 7, Crestview Addition Sec 12, an addition in Travis County, Texas, according to the map or plat thereof, recorded in Volume 29, Page 8, Plat Records of Travis County, Texas, said 804 square feet land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1809 West Anderson Lane, Unit 1 in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Pawn shop services is not a permitted use of the Property:
- B. The following uses are conditional uses of the Property:

Adult oriented businesses	Automotive washing (of any type)
Commercial blood plasma center	Equipment repair services
Equipment sales	Limited warehousing and distribution
Maintenance and service	Vehicle storage

facilities

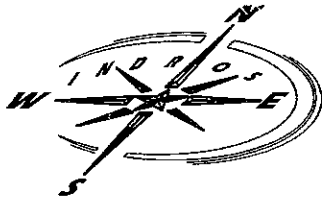
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial liquor-sales (CS-1) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_, 2020      §  
                                 §  
                                 § \_\_\_\_\_  
                                 Steve Adler  
                                 Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
City Attorney                      City Clerk



**Windrose Land Services Austin Ltd**

4120 Commercial Center Dr., Suite 300

Austin, Texas 78744

Phone (512) 326-2100 Fax (512) 326-2770

FIRM REGISTRATION NO. 10110400

**Professional Surveying Services**

**LEGAL DESCRIPTION**

BEING A ONE STORY BRICK BUILDING CONTAINED WITHIN THAT CERTAIN LOT 9-A, RESUBDIVISION OF LOT 9, BLOCK 7, CRESTVIEW ADDITION SECTION 12, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 29, PAGE 8, TRAVIS COUNTY PLAT RECORDS (T.C.P.R.), CONVEYED TO 1809 ANDERSON, INC. BY DEED RECORDED IN DOCUMENT NO. 2019177525, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS (T.C.O.P.R.).

COMMENCING FOR REFERENCE AT A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF WEST ANDERSON LANE (R.O.W. VARIES), BEING THE NORTHWEST CORNER OF SAID LOT 9-A, FROM WHICH A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN THE SOUTHERLY R.O.W. LINE OF SAID WEST ANDERSON LANE, BEING IN THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS THE EAST 120' OF LOT 9, BLOCK 7, CRESTVIEW ADDITION SECTION 12, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 147, T.C.P.R., CONVEYED TO SUNRISE MINI MART, INC. BY DEED RECORDED IN DOCUMENT NO. 2010050214, T.C.O.P.R., AND BEING THE NORTHEAST CORNER OF SAID LOT 9-A, BEARS SOUTH 60°12'00" EAST, A DISTANCE OF 30.00'.

THENCE SOUTH 21°43'19" WEST, PASSING THROUGH A PORTION OF SAID LOT 9-A, A DISTANCE OF 67.74' TO THE NORTHWEST CORNER OF SAID BRICK BUILDING, FOR THE TRUE POINT OF BEGINNING HEREOF;

THENCE SOUTH 59°49'18" EAST, WITH THE NORTHERLY SIDE OF SAID BRICK BUILDING, A DISTANCE OF 20.07' TO THE NORTHEAST CORNER OF SAID BRICK BUILDING;

THENCE SOUTH 29°59'50" WEST, WITH THE EASTERLY SIDE OF SAID BRICK BUILDING, A DISTANCE OF 40.06' TO THE SOUTHEAST CORNER OF SAID BRICK BUILDING;

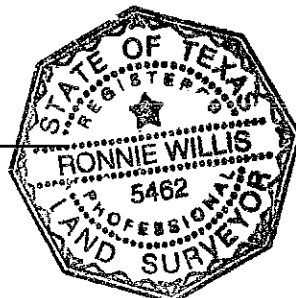
THENCE NORTH 59°53'08" WEST, WITH THE SOUTHERLY SIDE OF SAID BRICK BUILDING, A DISTANCE OF 20.05' TO THE SOUTHWEST CORNER OF SAID BRICK BUILDING;

THENCE NORTH 29°58'04" EAST, WITH THE WESTERLY SIDE OF SAID BRICK BUILDING, A DISTANCE OF 40.08' TO THE POINT OF BEGINNING AND CONTAINING 804 SQUARE FEET.




FIELD WORK FOR THIS SURVEY WAS  
PERFORMED ON JANUARY 23, 2009.

*Ronnie Willis*

RONNIE WILLIS, RPLS NO. 5462  
JUNE 2, 2020  
JOB NO.: 21071





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

ZONING CASE#: C14-2020-0043 **Exhibit B**

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**Created: 6/9/2020**